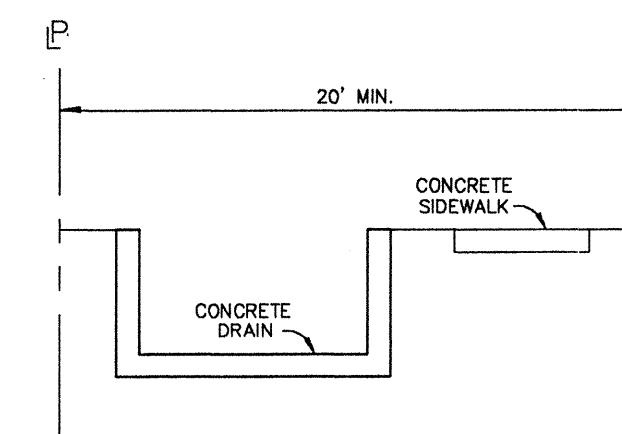
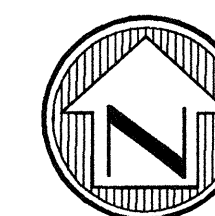


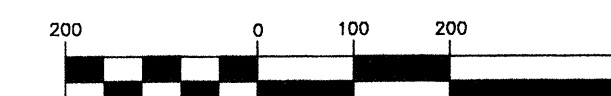
LOCATION MAP



SECTION "A-A"  
NOT TO SCALE



GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

APPROXIMATELY 365 LOTS

UTILITIES

WATER: S.A.W.S.  
SEWER: S.A.W.S.  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

NOTES:

1. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN AND/OR TxDOT REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.

DEVELOPER:

GORDON V. HARTMAN ENTERPRISES, INC.  
1175 W. BITTERS, SUITE 200  
SAN ANTONIO, TEXAS 78216-7808  
PHONE: (210) 490-1798 EXT. 301

PLAN HAS BEEN ACCEPTED BY  
COSA  
3-18-01  
9-13-02  
If no date is filed, plan will expire  
1. See filed on

RECEIVED  
01MAR-2 AM11:09  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

P.O.A.D.P.  
for  
WESTOVER PLACE

W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
8800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210) 734-5351

REVISIONS:  
2/28/01

JOB NO. 46742.01

FILE: ~

DATE: 11/14/00

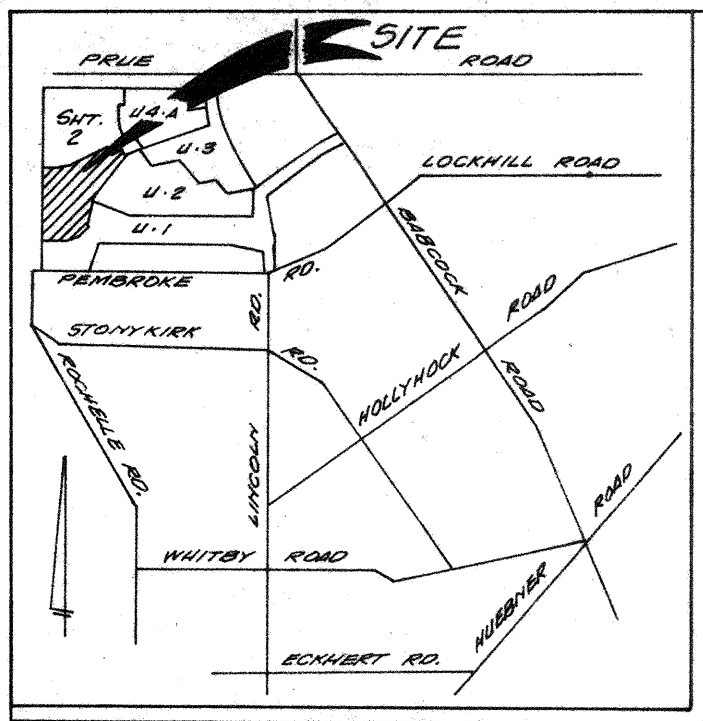
DESIGN: \*

DRAWN: E.B.

CHECKED:

SHEET 1 OF 1





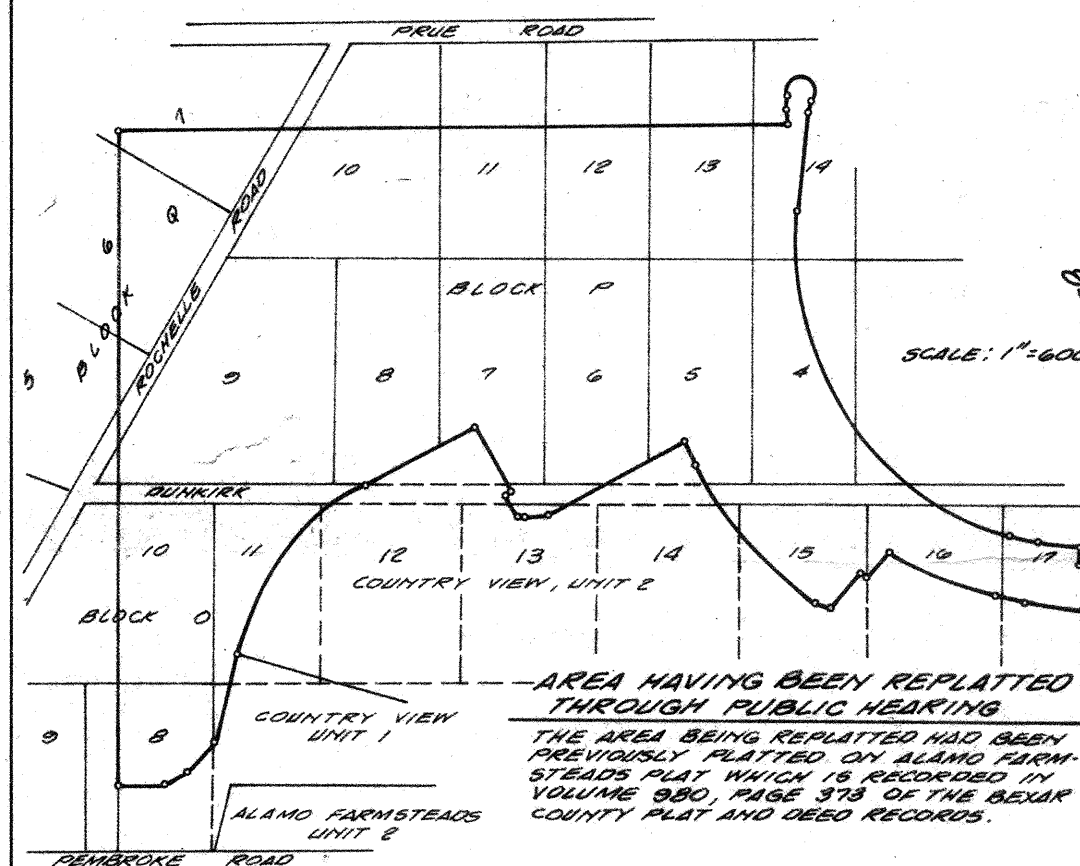
LOCATION MAP

# LEGEND:

INDICATES FROM CONTOURS  
INDICATES EXIST. CONTOURS

## NOTE:

THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A PROPOSED LOT 1, 2, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 0 AND A PORTION OF LOTS 3 THRU 14, BLOCK 7 AND PORTIONS OF LOTS 5, 6 AND 7, BLOCK 8 OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*Engineer's Signature*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH  
A.D. 19 83

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER - COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Owner's Signature*  
OWNER

DULY AUTHORIZED AGENT

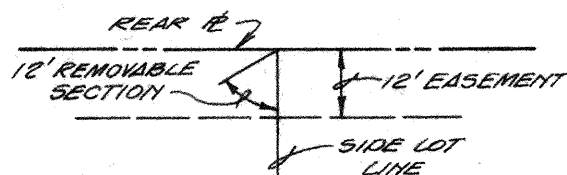
STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS, KNOWN TO ME TO BE THE PERSON

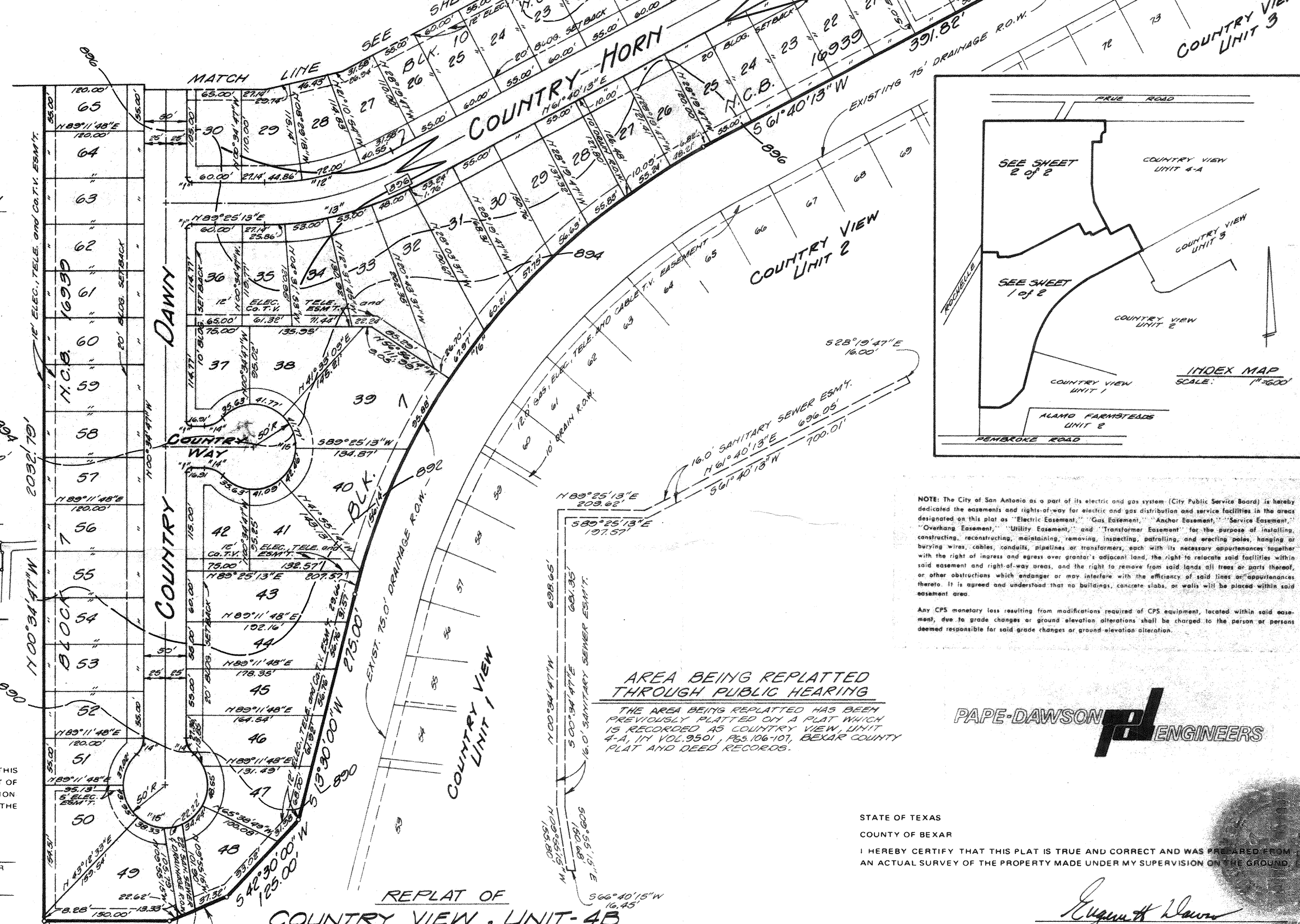
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF MARCH  
A.D. 1983

*Notary's Signature*  
FLORIS BARNHILL  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



NOTE: LOT OWNER TO PROVIDE ONE REMOVABLE SECTION ACROSS REAR OF L.P.S.B. ESMY. IF FENCE IS BUILT ON SIDE LOT LINE.



STATE OF TEXAS  
COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATED OR RESUBDIVIDED WAS DESIGNATED OR RESERVED FOR USAGE OTHER THAN THAT FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

STATE OF TEXAS  
COUNTY OF BEXAR

I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

THIS PLAT OF COUNTRY VIEW, UNIT 4B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 19 \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

PAPE-DAWSON ENGINEERS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

*Engineer's Signature*  
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH  
A.D. 1983

*Notary's Signature*  
FLORIS BARNHILL  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_

A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

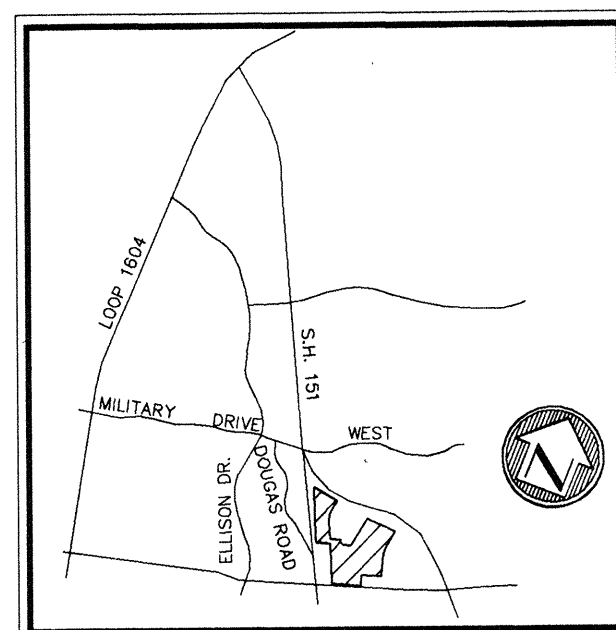
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_

COUNTY CLERK, BEXAR COUNTY, TEXAS

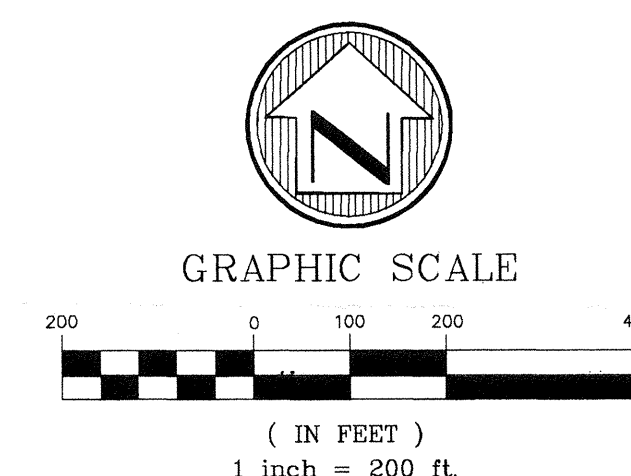
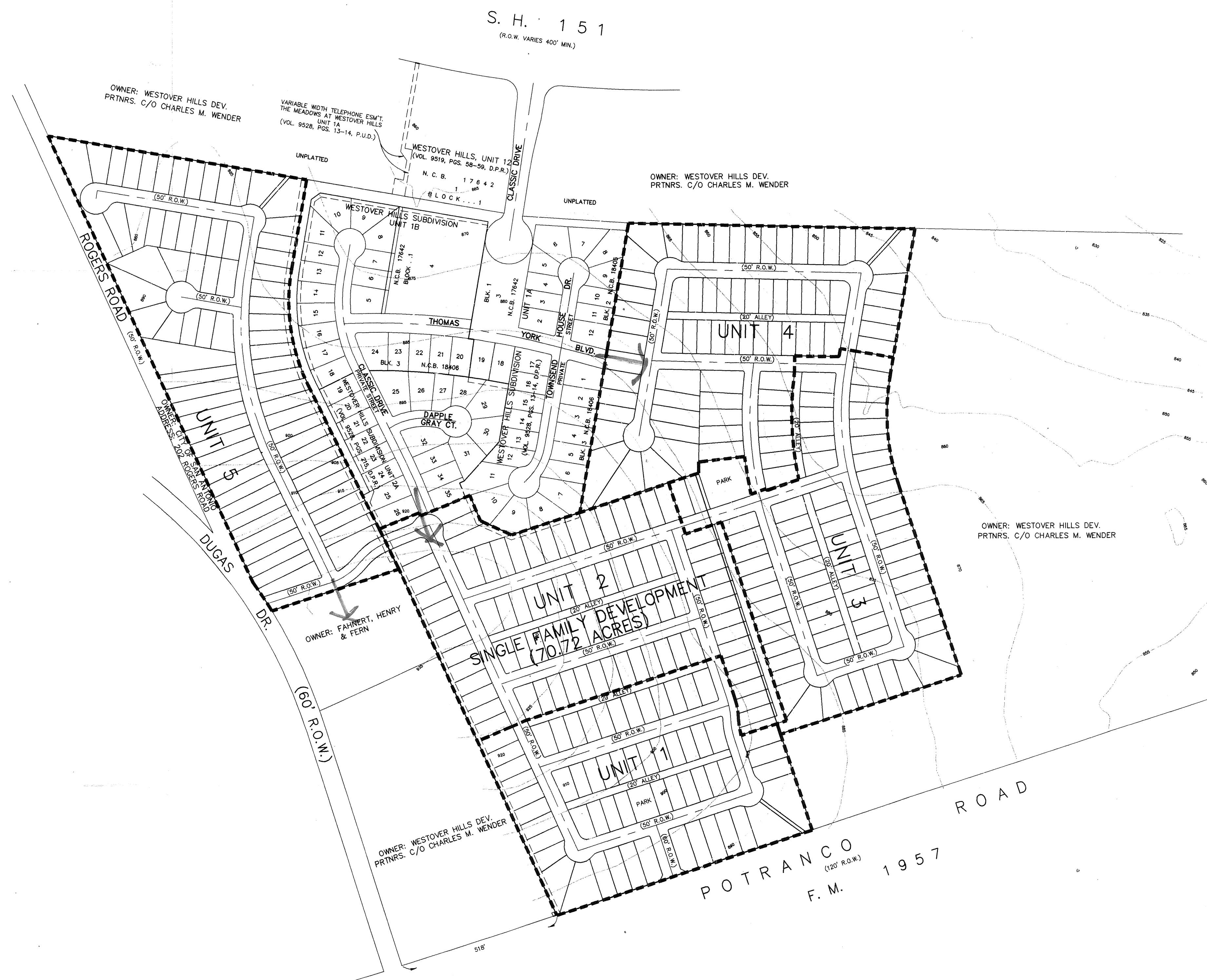
BY: \_\_\_\_\_, DEPUTY

#2





LOCATION MAP



APPROXIMATELY 365 LOTS

**UTILITIES**  
WATER: S.A.W.S.  
SEWER: S.A.W.S.  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: S.W. BELL TELEPHONE CO.

- NOTES:
1. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
  2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
  3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN AND/OR TXDOT REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.

DEVELOPER:  
GORDON V. HARTMAN ENTERPRISES, INC.  
1175 W. BITTERS, SUITE 200  
SAN ANTONIO, TEXAS 78216-7808  
PHONE: (210) 490-1798 EXT. 301

# 701

RECEIVED  
NOV 17 AM 11:11  
CITY OF SAN ANTONIO  
PLANNING  
DEVELOPMENT  
SERVICES DIVISION

P.O.A.D.P.  
for  
WESTOVER PLACE

**WFC**  
A TCB INC. Company  
W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210) 734-5351

REVISIONS:

JOB NO. 46742.01  
FILE: ~  
DATE: 11/14/00  
DESIGN: \*  
DRAWN: E.B.  
CHECKED:  
SHEET 1 OF 1

## CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 11/16/00 Name of POADP: WESTOVER PLACE  
 Owners: GORDON V. HARTMAN Consulting Firm: W F CASTELLA & ASSOC.  
 Address: 1175 W. BITTERS Address: 6800 PARK TEN BLVD  
SA TX 78216 STE 1805  
SA TX 78213  
 Phone: 490 1798 Phone: 734 5351  
 Existing zoning: (P1) R1 Proposed zoning: (P1) R1

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
 Projected # of Phases: 5 ☒ Yes ☐ No  
 San Antonio City Limits? ☒ Yes ☐ No  
 Council District: 6  
 Ferguson map grid Q12 E3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>± 365</u>	<u>70.7</u>
Multi-family (MF)	<u>-</u>	<u>-</u>
Commercial and non-residential	<u>-</u>	<u>-</u>

RECEIVED  
 00 NOV 17 AM 11:10  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

Is there a previous POADP for this Site? Name MEADOWS- No. 366  
WESTOVER HILLS

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_

Plats associated with this POADP or site? Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: PAUL W. DENHAM

Signature: Paul W. Denham

Date: 11/16/00

Phone: 734 5351

Fax: 734 5363



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred-year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: PAUL W. DENHAM Signature: Paul W. Denham

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED May 8, 2000





# CITY OF SAN ANTONIO

March 14, 2001

Mr. Lee Wright

W.F. Castella Engineering Inc.  
6800 Park Ten Blvd., Suite 180 S.  
San Antonio, TX 78213

Re: Westover Place

POADP # 701

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Westover Place Subdivision Preliminary Overall Area Development Plan # 701. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Wright  
Page 2  
March 14, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Mongivais".

Emil R. Mongivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works



# CITY OF SAN ANTONIO

December 20, 2000

Lee Wright

W.F.Castella Engineers, Inc.  
6800 Park Ten Blv'd., Suite 180 S.  
San Antonio, TX 78213

Re: Westover Place

POADP # ?

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Westover Place Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

**1.) Sec. 35-2075 Information Required**

- (a) The existing zoning for this site and surrounding area needs to be shown on the proposed P.O.A.D.P.
- (b) The original P.O.A.D.P. # 366 showed connectivity, your proposal deviates from the original plan.
- (c) Connectivity to the East , South and West side of the property will be required.
- (c) A 1' non access esm't will be required along the rear of the lots next to F.M. 1957 ( Protranco Rd.) and Old Rogers Rd.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. **Please return Redlines with resubmittal.**

Sincerely,

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH.Jr.

cc: Bob Opitz, P. E., Public Works





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

RECEIVED NOV 28 2000

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-28-00

POADP NAME: WESTOVER PLACE

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: COORDINATE TREE PRESERVATION.

[Signature]

Signature

ASSISTANT CITY ARBORIST

Title

12/14/2000

Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: CITY ARBORIST Date 11/17/00

FROM: W.F. CASTELLA & ASSOCIATES 734-5351

ITEM NAME: WESTOVER PLACE FILE # \_\_\_\_\_

RE: POADP

RECEIVED NOV 20 2000

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: ASAP, 19 \_\_\_\_\_

☐ Proposed plat-30 days ☐ Variance-15 days ☒ POADP's-10 days

☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

NO RESPONSE WITHIN THE TIME INDICATED WILL BE  
CONSIDERED APPROVAL OF THE ITEM.

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: COORDINATE TREE PRESERVATION  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] ASSISTANT CITY ARBORIST 12/14/2000  
Signature Title Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☒ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 3-7-01  
11-28-00

POADP NAME: WESTOVER PLACE (Resubmittal)

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 3-16-01  
12-15-00 before the POADP committee.

**PENDING TXDOT RELEASE**

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: POTRANCO ROAD (RM 19157) IS ON THE MTP AND TXDOT  
SYSTEM REQUIRING A MIN OF 110' ROW AND TXDOT RELEASE

[Signature]  
Signature

Planner  
Title

03/30/01  
Date



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-28-00

POADP NAME: WESTOVER PLACE

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: POTRANCO ROAD (FM 1957) IS ON THE MTP AND TXDOT SYSTEM  
REQUIRING A MIN OF 110' ROW AND TXDOT RELEASE. S.H. 151 IS ON THE MTP AND  
TXDOT SYSTEM REQUIRING A MIN. OF 110' ROW AND TXDOT RELEASE. UNCLEAR  
ON THE ROBERT RD INTERSECTION AT DUEAS RD. LOCATION MAP IS DIFFERENT  
OR CONFUSING TO THE LOCATION OF THESE TWO ROADWAYS. ROBERTS RD IS  
ON THE MTP REQUIRING 80' ROW. PROPOSE POADP UNCLEAR TO IT'S  
INTENT. PROVIDE NO CONNECTIVITY TO EXISTING SUBDIVISION ROADWAY

[Signature]  
Signature

Planner  
Title

120500  
Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☐ Traffic T.I.A.
- ☒ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-28-00

POADP NAME: WESTOVER PLACE

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

☒ I recommend approval                      ☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: zoned P-1 (R-1)  
\* Need to label as P.U.D.

\_\_\_\_\_  
Signature                                      Title                                      Date 11-30-00



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works:   ⇒ Streets   ⇒ Drainage  
☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection  
☐ Major Thoroughfare                      ☐ Traffic T.I.A.  
☐ Zoning                                      ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-28-00

POADP NAME: WESTOVER PLACE

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: provide cul-de-sac in order to not  
create a dead-end street <sup>for</sup> the private  
street.

[Signature]

Signature

Dr. Engineering Assoc.

Title

12/15/00

Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works:   ⇒ Streets   ⇒ Drainage
- ☐ Building Insp.:   ⇒ Tree Preservation   ⇒ Fire Protection
- ☐ Major Thoroughfare                      ☒ Traffic T.I.A.
- ☐ Zoning                                      ☐ Bexar County Public Works

*Received  
12-15-00  
JS*

FROM: Michael O. Herrera, Planner II

Date 11-28-00

POADP NAME: WESTOVER PLACE

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

PRE-DATES TIA ORDINANCE  
AMENDING 317 lots TO 365 lots

Jose L. Sy

Signature

Senior City Clerk

Title

12-15-00

Date



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

November 21, 2000

## P.O.A.D.P. REVIEW

Westover Place

Located on FM 1957, east of Dugas Drive & SH 151 at Classic Drive

Mike Herrera  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	50' right of way flares will be required at the proposed entry along FM 1957.
Access Limits/Restrictions	Access to FM 1957 will be as directed by "Regulations For Access Driveways to State Highways". As noted on the POADP, a 1' non access easement will be require along the entire SH 151 and FM 1957 frontage of this development.
WPAP Requirements	None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.  
Advanced Project  
Development Engineer

cc: W.F. Castella & Associates, Inc.

RECEIVED  
00 NOV 30 PM 2:11  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Westover Place, POADP/PUD Level 1 T.I.A.

Date: April 16, 2001

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the Westover Place, POADP/PUD. The analysis is in compliance with the Traffic Impact Analysis Ordinance 91700.

Proposed to consist of a single family detached housing PUD, this property is estimated to generate 226 peak hour trips based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual. These trips will be distributed through one access point on Potranco and one access point on Dugas. Emergency access will be provided through the existing Westover Hills Subdivision villa Thomas York Blvd. and Springhouse St.

Approved by:



Todd Sang  
Senior Engineering Technician

## Michael Herrera

---

**From:** Todd Sang  
**Sent:** Thursday, January 25, 2001 3:11 PM  
**To:** Michael Herrera  
**Subject:** Westover Place POADP

Mike  
I received a Level 1 TIA for the Westover Place POADP located near Dugas and Potranco. Have you sent me a copy of the POADP? If you did, I must have misplaced it....  
Can you send me a copy? You may not even have the submittal yet.  
Thanks  
Todd



## Michael Herrera

---

**From:** Wright, Lee [lee.wright@tcb.aecom.com]  
**Sent:** Monday, December 09, 2002 10:36 AM  
**To:** Michael Herrera  
**Cc:** Peck, George; Rodriguez, Andy; gvh@hartmanhomes.com  
**Subject:** Westover Place PUD Plan # 01-013 (A)

Mike, please place this Plan Revision on hold awaiting Developer's decision.

I acknowledge your requirement this day for a POADP modification as well as a PUD modification if we proceed.

Lee Wright  
W.F. Castella & Associates  
6800 Park Ten Blvd, Suite 180s  
(210) 296-2139  
wrightl@tcbsa.com

GORDON V. HARTMAN ENTERPRISES, INC.

HARTMAN CENTRE  
1175 W. BITTERS, SUITE 200  
SAN ANTONIO, TX 78216

BROADWAY NATIONAL BANK  
SAN ANTONIO, TEXAS 78217-7001  
88-2193-1140

No. 14283

DATE

CHECK AMOUNT

\$

PAY

10/31/2000

\*\*\*\*\*381.10

THREE HUNDRED EIGHTY-ONE DOLLARS AND 10 CENTS\*\*\*\*\*

TO THE  
ORDER  
OF

City of San Antonio

San Antonio, Tx .

GORDON V. HARTMAN ENTERPRISES, INC.

*Edward Belong*

WESTOVER PLACE ROAD

⑈014283⑈ ⑆114021933⑆ ⑈001⑈ 0252204⑈



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
2097348

AMT ENCLOSED

50-04-5573  
CONTINENTAL HOMES OF TEXAS  
14206 NORTH BROOK  
S.A. TX. 78232

AMOUNT DUE 381.10  
INVOICE DATE 2/09/2001  
DUE DATE 2/09/2001

-----  
PHONE: 000 - 0000

POADP FEE  
WEST CHASE 27

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 2/09/2001 INVOICE 2097348 ACCOUNT 50-04-5573 DUE DATE 2/09/2001 OFFICE HOURS 7:45 - 4:30  
-----

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

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AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 02/08/2001 CK#41437 WEST CHASE 27  
END 02/08/2001  
-----

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

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C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

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REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
2036377

AMT ENCLOSED

50-04-5573  
GORDON V. HARTMAN ENTER.  
1175 W. BITTERS, STE. 200  
S.A. TX. 78216

AMOUNT DUE 381.10  
INVOICE DATE 12/04/2000  
DUE DATE 12/04/2000

PHONE: 000 - 0000

POADP  
WESTOVER PLACE

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
12/04/2000	2036377	50-04-5573	12/04/2000	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 12/03/2000	12/03/2000		CK# 14283	WESTOVER PLACE
END	12/03/2000			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1

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A.T.C.B. INC., CO.

# TRANSMITTAL LETTER

## W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

6800 Park Ten Blvd., Suite 180 S. • San Antonio, Texas 78213  
(210) 734-5351 FAX (210) 734-5363

Date: 3/1/01

To: PLANNING

Project No.: 46742.01 T/LC: 10 P

Re: WESTOVER PLACE  
POADP

MIKE HERRERA

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA \_\_\_\_\_ THE FOLLOWING ITEMS.

- |  |                                       |                                   |                                   |   |
|--|---------------------------------------|-----------------------------------|-----------------------------------|---|
| <input checked="" type="checkbox"/> Prints         | <input type="checkbox"/> Sepias       | <input type="checkbox"/> Films    | <input type="checkbox"/> Tracings | <input type="checkbox"/> Specifications |
| <input checked="" type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Invoices | <input type="checkbox"/> _____    |   |

SETS	COPIES PER SET	DESCRIPTION
1	1-8 1/2 x 11	COPY POADP REDUCTION
8	1-24 x 36	" "
1	"	" REDLINE

THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For your approval         | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input checked="" type="checkbox"/> For your use   | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested              | <input type="checkbox"/> Returned for corrections         | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment    | <input type="checkbox"/> For payment                      | <input type="checkbox"/> _____                                |
| <input type="checkbox"/> FOR BID DUE _____ 19 ____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO: \_\_\_\_\_

REC. BY: \_\_\_\_\_

DATE: \_\_\_\_\_

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]